



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**20A South College Street, Elgin, IV30 1EP**  
**Offers over £80,000**

First floor flat situated in an excellent, quiet town centre location. The accommodation, which is split across two floors, comprises entrance staircase, lounge, dining kitchen and shower room and on the top floor, a double bedroom. The property, which would make an ideal first time buy or investment opportunity, further benefits from double glazing, gas central heating and garden.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>



### ENTRANCE STAIRCASE

Shared secure entrance and staircase, window to front, wooden front door leads into property.

### LOUNGE

15'10" x 13'3" (4.83m x 4.05m)



Two windows to front, ceiling light fitting, 4 built in storage cupboards, further built-in under stair storage cupboard, door to inner hall, staircase to the first floor.

### INNER HALL

Ceiling light fitting, vinyl flooring, two built in storage cupboards, door to shower room, leads to dining kitchen.

### SHOWER ROOM

6'8" x 6'8" (2.05m x 2.05)



Ceiling light fitting, ceiling extractor, vinyl flooring, corner shower cubicle with mains fed shower, WC & toilet in white.

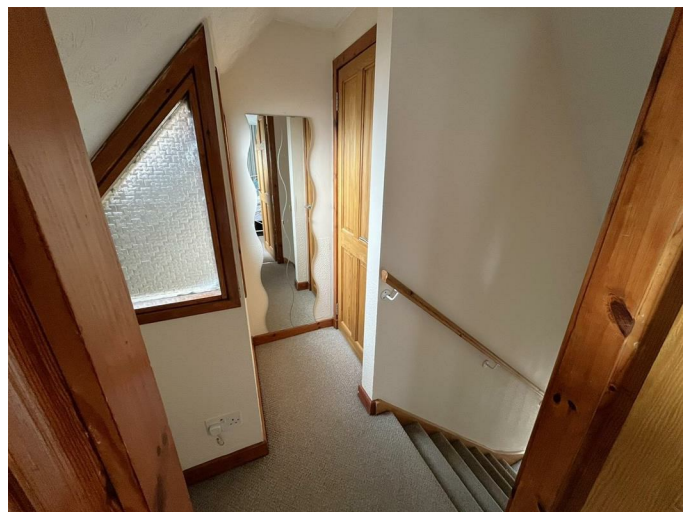
### DINING KITCHEN

11'10" x 7'2" (3.63m x 2.20m)



Ceiling light fitting, windows to side & rear, vinyl flooring, built-in storage cupboard, fitted kitchen in medium wood effect, slot-in gas cooker, space for fridge freezer, space & plumbing for washing machine, space for table and chairs.

### STAIRCASE & LANDING



Wooden staircase with fitted carpet, ceiling light fitting, windows to front & rear, spacious built-in storage cupboard with shelving, leads to bedroom.

## BEDROOM

17'0" x 9'6" (5.20m x 2.90m)



Two velux windows to front, ceiling light fitting, fitted carpet, fixed bedroom furniture, built-in wardrobe, built-in storage cupboard, hatch giving access to the eaves.

## OUTSIDE



Entry to the property is by way of a shared access close leading to a front door and a shared access door & landing. There is an area of garden belonging to 20A South College Street to the rear, laid to lawn, rotary clothes dryer.

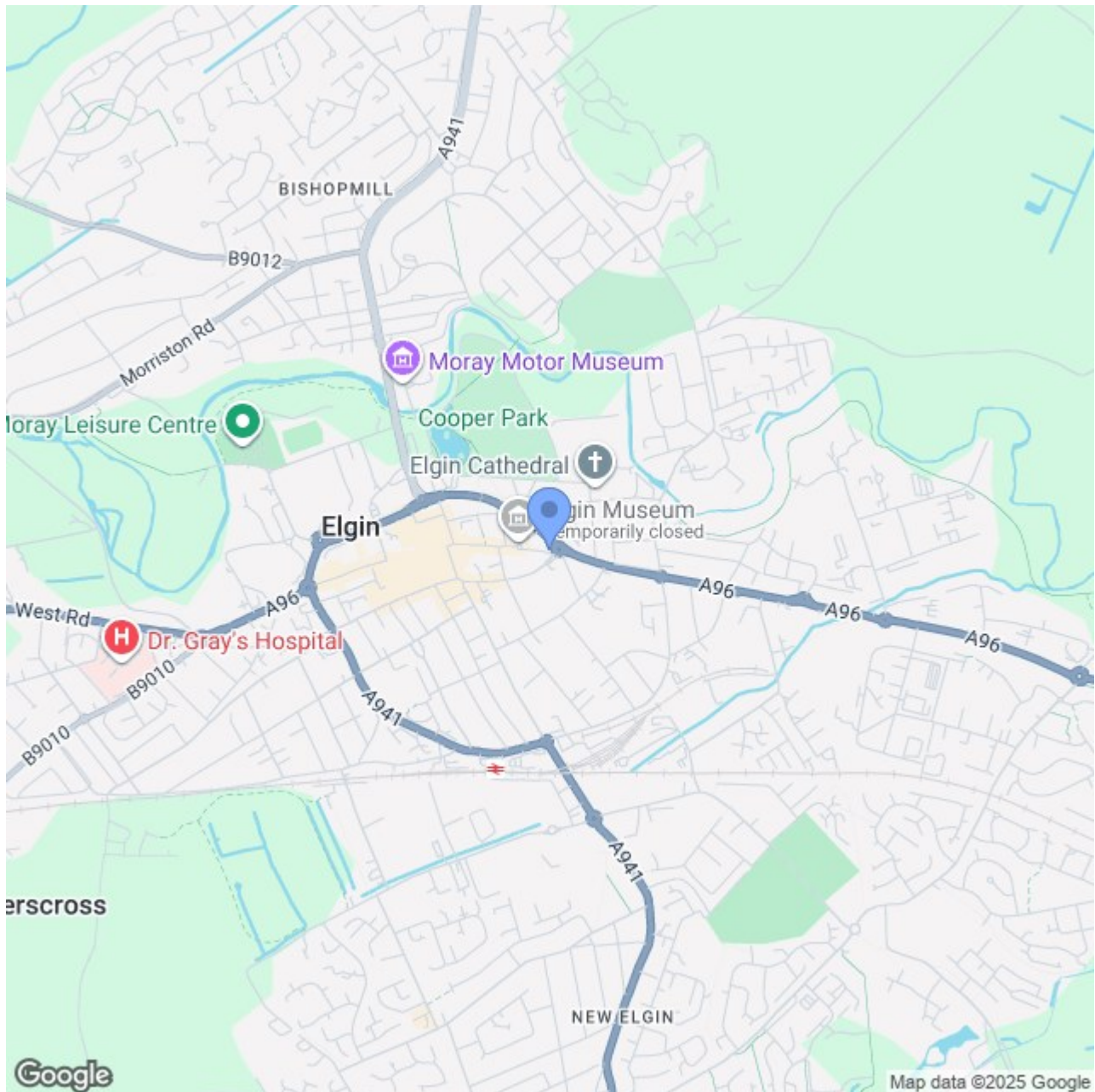
## NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room fittings, the slot in cooker in the kitchen and the rotary clothes dryer in the garden.

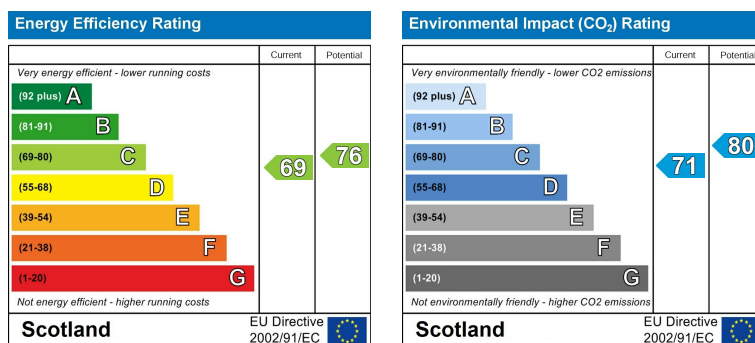
Please contact selling agent on 01343 555 150



## Area Map



## Energy Efficiency Graph



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